



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: July 21, 2015

SUBJECT: BZA #19053 – 446-452 Ridge Street, NW

I. RECOMMENDATION AND BACKGROUND

With regard to this proposal to construct four flats, the Office of Planning (OP) recommends **approval** of the following required variance relief:

- § 2101 Parking (1 space per flat required; zero proposed).

II. LOCATION AND SITE DESCRIPTION

Address	446-452 Ridge Street, NW
Legal Description	Square 513, Lots 825, 826, 827, 828
Ward and ANC	6, 6E
Lot Characteristics and Existing Development	Rectangular lots, 18 to 20 feet wide and approximately 109 feet deep; Lots are vacant; No alley in this block
Zoning	R-4 (Rowhouse Residential and Flats)
Historic District	Mt. Vernon Square Historic District
Adjacent Properties	Rowhouses to the east and west
Surrounding Neigh'd Character	Mostly rowhouses; some low to moderate density apartment buildings and institutional uses; larger apartment buildings on New York Avenue.

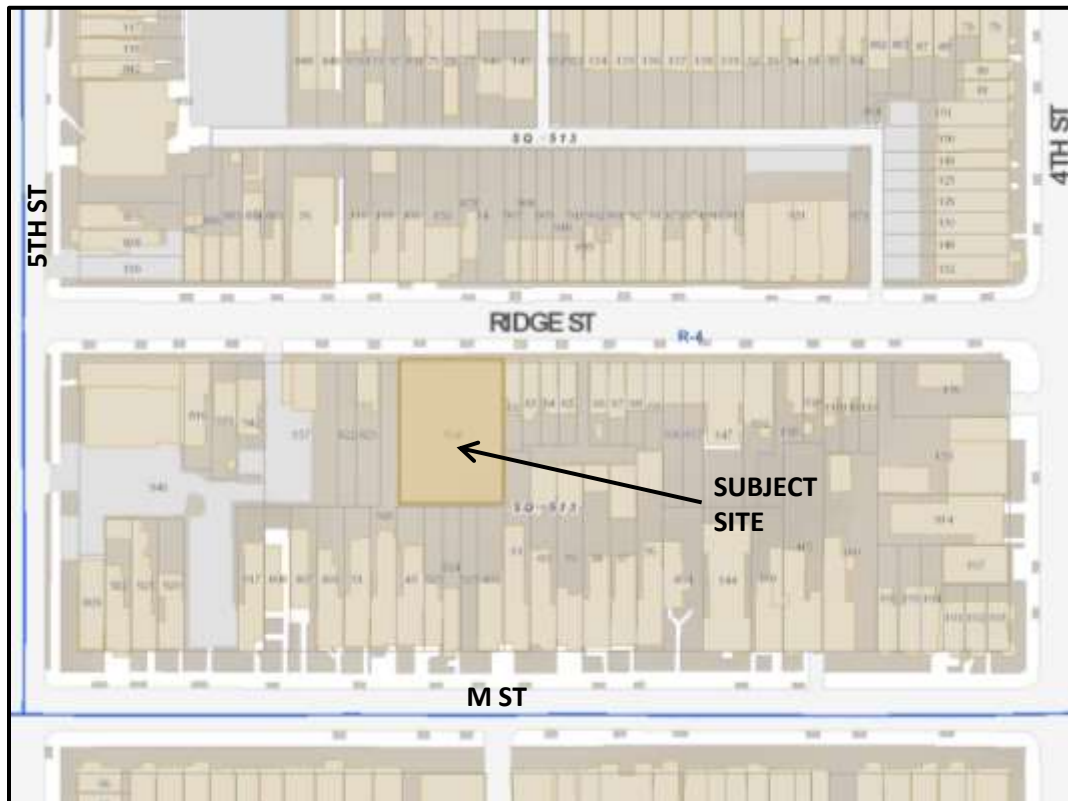
III. APPLICATION IN BRIEF

The applicant proposes to construct four flats on four vacant lots, and seeks parking relief for the units.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

R-4 Zone	Regulation	Proposed	Relief
Height (ft.) § 400	40', 3 stories max.	"< 40'", 3 stories	Conforming
Lot Width (ft.) § 401	18'. min.	> 19' on each lot	Conforming
Lot Area (sf) § 401	1,800 sf min.	> 1,800 sf on each lot	Conforming

R-4 Zone	Regulation	Proposed	Relief
Lot Occupancy § 403	60% max.	60%	Conforming
Rear Yard (ft.) § 404	20 ft. min.	20 ft.	Conforming
Side Yard (ft.) § 405	None required	No side yard	Conforming
Parking § 2101	1 space per flat	0 parking spaces	Required



V. ANALYSIS

In order to be granted a variance, the applicant must show that they meet the three part test described in § 3103.

1. Exceptional Situation Resulting in an Undue Hardship or a Practical Difficulty

The subject property has no alley access; there is no alley in the square. The property fronts on Ridge Street, but it is unlikely that curb cuts would be granted for the development by the Public Space Committee, and HP does not support new curb cuts on this street. The lot, therefore, has no opportunity to provide onsite parking.

2. No Substantial Detriment to the Public Good

The requested relief could be granted without detriment to the public good. The use requires one parking space per flat, and without those spaces it could be expected that additional cars would park on the street. But the addition of a small number of cars on the street should not have a great impact on the parking situation in the neighborhood. The neighborhood is also served by transit, with the Mt. Vernon Square metro station located less than three blocks away, and the 70, 74, 79, 96, P6, D4 and Circulator buses all serving the immediate neighborhood. The subject site is also walkable to the Gallery Place area and downtown. This extensive transit service and walkability means residents are less likely to need cars. Not requiring a curb cut would also maintain the pedestrian-friendly environment of this block, would allow a more gracious visual streetscape, and maintain existing on-street parking spaces.

3. No Substantial Harm to the Zoning Regulations

Granting the requested relief would not impair the integrity of the Regulations. While the Regulations generally intend to provide on-site parking for any given use, doing so in this case would necessitate a curb cuts on Ridge Street, which could eliminate several parking spaces from the street and result in no net parking gain for the neighborhood.

VI. HISTORIC PRESERVATION

The property is in the Mt. Vernon Square Historic District and the design has been approved by the Historic Preservation Review Board (HPRB).

VII. COMMUNITY COMMENTS

As of this writing the Office of Planning has received no comments from the community.